

LETTER OF TRANSMITTAL

Meridian Land Services, Inc.
P.O. Box 118 Milford, NH 03055
Located at 31 Old Nashua Road, Amherst, NH 03031
Phone: (603) 673-1441 Fax: (603) 673-1584

To: The Milford Planning Board
c/o Mr. Terrance Dolan, Director of Comm Devel.
hand delivered

Date: January 22, 2024

Re: Conceptual Discussion Application Package, Lot 43-45 Ponemah Hill Rd.

WE ARE SENDING YOU [X] Attached [ ] Under separate cover via \_\_\_\_\_ the following items:

- [ ] Shop drawings [ ] Prints [ ] Plans [ ] Samples [ ] Specifications
[ ] Copy of letter [ ] Change order [X] see below

Table with 4 columns: COPIES, DATE, NO., DESCRIPTION. Contains 4 rows of data regarding application and plan copies.

THESE ARE TRANSMITTED as checked below:

- [ ] For approval [ ] Approved as submitted [ ] Resubmit \_\_\_ copies for approval
[ ] For your use [ ] Approved as noted [ ] Submit \_\_\_ copies for distribution
[ ] As requested [ ] Returned for corrections [ ] Return \_\_\_ corrected copies
[ ] For review and comment [X] see below
[ ] FOR BIDS DUE: [ ] PRINTS RETURNED AFTER LOAN TO US

REMARKS:

Terrey,
Per our meeting last week, see the attached Conceptual Discussion Application Package. Please confirm it's suitable to be placed on the Planning Board's 2/20/24 agenda. Call or e-mail should you have any questions.

Regards,
Ken

[Signature] Kenneth C. Clinton, ILS
President



APPLICATION FOR SUBDIVISION APPROVAL

CONTACT INFORMATION

Property Owners(s): Name: FREDERICK & CELIA LORDEN TRUST  
Address: 71 PEPPERELL ROAD  
BROOKLINE, NH 03033

Telephone Number: \_\_\_\_\_ Fax: \_\_\_\_\_

Email Address: \_\_\_\_\_

Applicant: Name: DUCAL DEVELOPMENT, LLC  
(if different from above) Address: 379 AMHERST STREET, PMB 260  
NASHUA, NH 03063  
c/o Erol Dymazler

Telephone Number: (603) 907-0026 Fax: \_\_\_\_\_

Email Address: 12reviewlending@earthlink.net

Engineer/  
Surveyor/  
Architect: Name: MERIDIAN LAND SERVICES, INC.  
Address: P.O. BOX 118  
MILFORD, NH 03055-0118

Telephone Number: (603) 673-1441 Fax: \_\_\_\_\_

Email Address: kclinton@meridianlandservices.com

Primary Contact Person: KEN CLINTON

TYPE OF APPLICATION

(Please check all that apply)

- Discussion - Informal meeting with Planning Board.
- Lot Line Adjustment - Exchange or transfer of land between existing, adjacent lots, no additional lots created.
- Condominium Conversion - Conversion of multi unit facility into condominiums
- Minor Subdivision - Creation of no more than two (2) new lots from existing lot.
- Major Subdivision - Creation of three (3) or more new lots from existing lot(s).
- Design Review Plan  Final Plan  Open Space
- Other - (i.e. amendments and/or revisions)

**SITE INFORMATION**

LOCATION: Tax Map Number 43 Lot(s) 45 ZONING DISTRICT: LC  
ROAD FRONTAGE ON: Ponemah Hill Road TOTAL SITE AREA: 4.42 Ac.  
BRIEF DESCRIPTION OF PROJECT: Seeking to subdivide off the existing house and develop the remainder as fourteen residential Condominium units.  
NAME OF EXISTING OR PROPOSED SUBDIVISION: pending...

**INSTRUCTIONS FOR SUBMITTING A COMPLETE APPLICATION (Please read carefully)**

For an application to be scheduled on the next available Planning Board agenda, the following items **MUST** be submitted to the Department of Planning & Community Development by close of business on the officially posted submittal date:

- 1. **Completed and signed SUBDIVISION APPLICATION FORM and ABUTTERS LIST.**  
The application will not be placed on the Planning Board agenda unless all required signatures are on the application. The owner **MUST** sign the application form.
- 2. **Three (3) large and one (1) 11" x 17" prints of the subdivision plan or subdivision plan set.**  
At least one (1) plan **MUST** be signed by the owner. All applicable information as described on the attached SUBDIVISION CHECKLIST **MUST** be shown on the plans. Owner's signature must be on at least one (1) plan, indicating his/her knowledge of the plan and application. **DO NOT** submit any mylars until the Planning Board grants approval.
- 3. **Application fee and Abutter Mailing Fees.**  
Check with the Department of Planning & Community Development prior to determining the application fee and abutter-mailing fee. Checks are to be made payable to the Town of Milford once the fee is calculated.

**AUTHORIZED SIGNATURES**

Owner(s): I/We, as owner(s) of the property described hereon, certify that this application is correctly completed with all required attachments and requirements in accordance with the Subdivision Regulations for the Town of Milford. I/We also authorized members of the Milford Planning Board and its agents to access the property described on this application for on-site review of the proposed subdivision.

\_\_\_\_\_  
Name (please print) and Title Date

IF APPLICABLE:

Owner(s) authorization for Applicant or Agent to represent the application:  
The applicant or agent, as stated hereon, has authorization from the property owner to submit this subdivision application and represent the property owner on matters relative to the Town subdivision approval process.

\_\_\_\_\_  
Owner's Signature Date

Applicant's Signature:  
I acknowledge, as the applicant stated hereon, that this subdivision application has been completed and submitted in conformance with all applicable Town of Milford regulations, and that I am the designated representative for the property owner on matters relative to this subdivision application.

\_\_\_\_\_  
Applicant's Signature Date

Agent's Signature (someone other than the Owner or Applicant who is representing the project):  
I acknowledge, as the agent stated hereon, that this subdivision application has been completed and submitted in conformance with all applicable Town of Milford regulations, and that I am the designated representative for the property owner on matters relative to this subdivision application.

Kenneth C. Clout 1/22/24  
Agent's Signature Date  
for Meridian Land Services, Inc

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
01/22/2024	KCC 01222024	PLANNING BOARD DISCUSSION FEE		75.00
DATE 01/22/24      VENDOR TOWN OF MILFORD			TOTAL	75.00

**MERIDIAN**  
**LAND SERVICES, INC.**  
 PO Box 118, Milford, NH 03055

CITIZENS BANK      54-153  
 NEW HAMPSHIRE      114

58208

Seventy Five and no/100

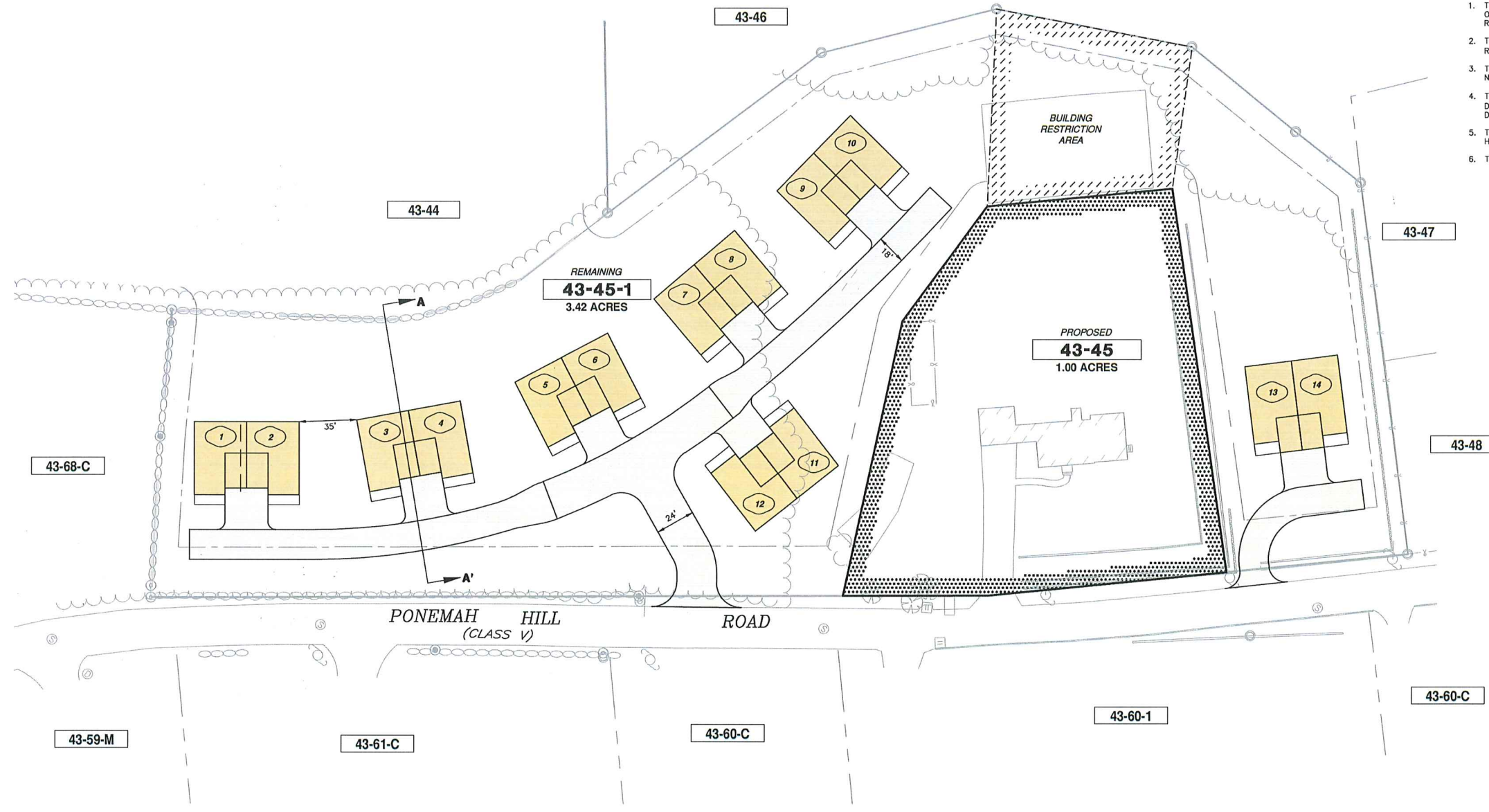
01/22/24      58208      \$75.00

TOWN OF MILFORD  
 ONE UNION SQUARE  
 MILFORD NH 03055



*Kenneth C. Clark* \_\_\_\_\_ MP

⑈058208⑈ ⑆011401533⑆ 3305038022⑈



**REFERENCE PLANS:**

1. "EXISTING CONDITIONS PLAN -- PONEMAH HILL ROAD -- FRADRICK & CELIA LORDEN -- MILFORD, NEW HAMPSHIRE" SCALE: 1"=60', DATED: JUNE 21, 2022, PREPARED BY KEACH-NORDSTROM ASSOCIATES, INC. [UNRECORDED].

**NOTES:**

1. THE PURPOSE OF THIS CONCEPTUAL PLAN IS TO DEPICT A POTENTIAL SUBDIVISION TO CREATE A ONE ACRE LOT FOR THE EXISTING HOUSE AND TO SHOW THE REMAINDER AS FOURTEEN RESIDENTIAL CONDOMINIUM UNITS WITH COMMON AREA.
2. THE CURRENT OWNER OF RECORD IS THE FREDERICK & CELIA LORDEN TRUST OF 71 PEPPERELL ROAD, BROOKLINE, NH 03033. SEE HCRD BK.5369, PG.762, DATED: 9/16/92.
3. THIS PLAN IS PREPARED FOR DUCAL DEVELOPMENT, LLC OF 379 AMHERST STREET PMB 260, NASHUA, NH 03063.
4. THE LOT IS LOCATED WITHIN THE LIMITED COMMERCIAL (LC) ZONING DISTRICT, BUT WILL BE DEVELOPED ACCORDING TO THE RESIDENTIAL 'A' & 'B' ORDINANCE REQUIREMENTS AND DEVELOPMENT REGULATIONS.
5. THE LOT BOUNDARY & TOPOGRAPHY ARE BASED ENTIRELY ON THE REFERENCE PLAN CITED HEREON.
6. THIS PLAN IS FOR DISCUSSION PURPOSES ONLY AND IS SUBJECT TO CHANGE.

**MERIDIAN**  
LAND SERVICES, INC.  
ENGINEERING | SURVEYING | PERMITTING  
SOIL & WETLAND MAPPING | SEPTIC DESIGN  
31 OLD NASHUA ROAD, AMHERST, NH 03063 TEL: 603-673-1441  
MERIDIANLANDSERVICES.COM FAX: 603-673-1584



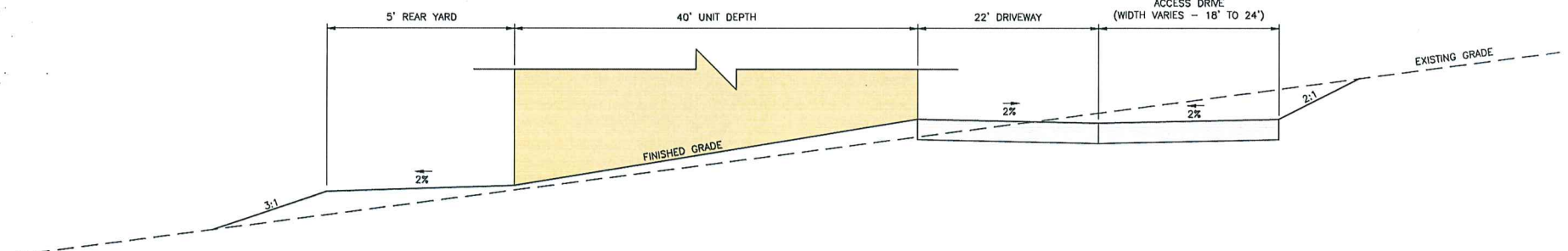
**ISSUED FOR DISCUSSION PURPOSES ONLY**

REV.	DATE	DESCRIPTION
A		
B		
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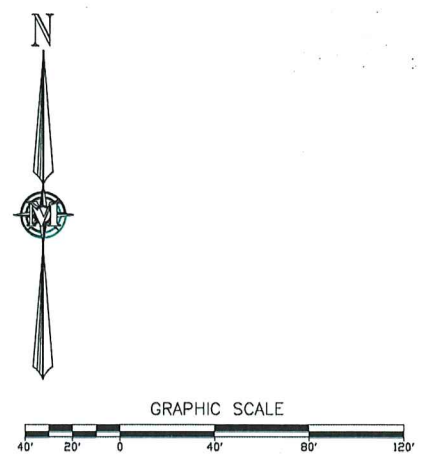
CONCEPTUAL SUBDIVISION

DUCAL DEVELOPMENT, LLC  
PONEMAH HILL ROAD  
MAP 43 LOTS 44 & 45  
MILFORD, NEW HAMPSHIRE

**C-1**  
SHEET  
FILE: 11103001C.dwg  
PROJECT: 11103.01  
SHEET NO. 1 OF 1



**SECTION A-A' - TYPICAL CROSS SECTION (UNITS 1 THROUGH 10)**



SCALE: NONE **1** E-1

\\ML5\11103\11103.01\0\_Drawings\ENG\11103001C.dwg